

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: _____

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force, 9002 Burke Lake Road, Burke VA 22015

Nominator E-mail Address: braddock@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Sharon Bulova

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☒ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 5

Total aggregate size of all nominated parcels (in acres and square feet): _____sq. ft. 8,328acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

11. Parcels 77-2((1))39(part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual ...

Current Plan Map Designation: Industrial

Proposed Comprehensive Plan Designation: Industrial

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
77-2 ((1)) 39(part)	Commonwealth Of Virginia	5670 Roberts Parkway	Attn: William R. Bryant 3975 Fair Ridge Dr Fairfax, VA 22033	1.25	7005-1820 0000 2985-1109
77-2 ((1)) 40B	Fairfax Development Burke Centre the Conservancy	5501 Oak Leather Dr. NA	2700 S. Nelson St. Arlington, VA 22206 Gowd Burke Centre PKWY Burke VA 22015	1.06 1.47	7005-1820 0000 2985-1130 1223
77-2 ((1)) 58	HSM LLC	no street address legal description Burke Centre	6019 Broad St c/o Paul Morrissey Bethesda MD 20816	.933	7005-1820 0000 2985-1123
77-2 ((1)) 58A	HSM LLC	10400 Premier Ct	6019 Broad St c/o Paul Morrissey Bethesda MD 20816	4.015	
77-2 ((1)) 58C	HSM LLC	no street address legal description Burke Centre	6019 Broad St c/o Paul Morrissey Bethesda MD 20816	1.07	

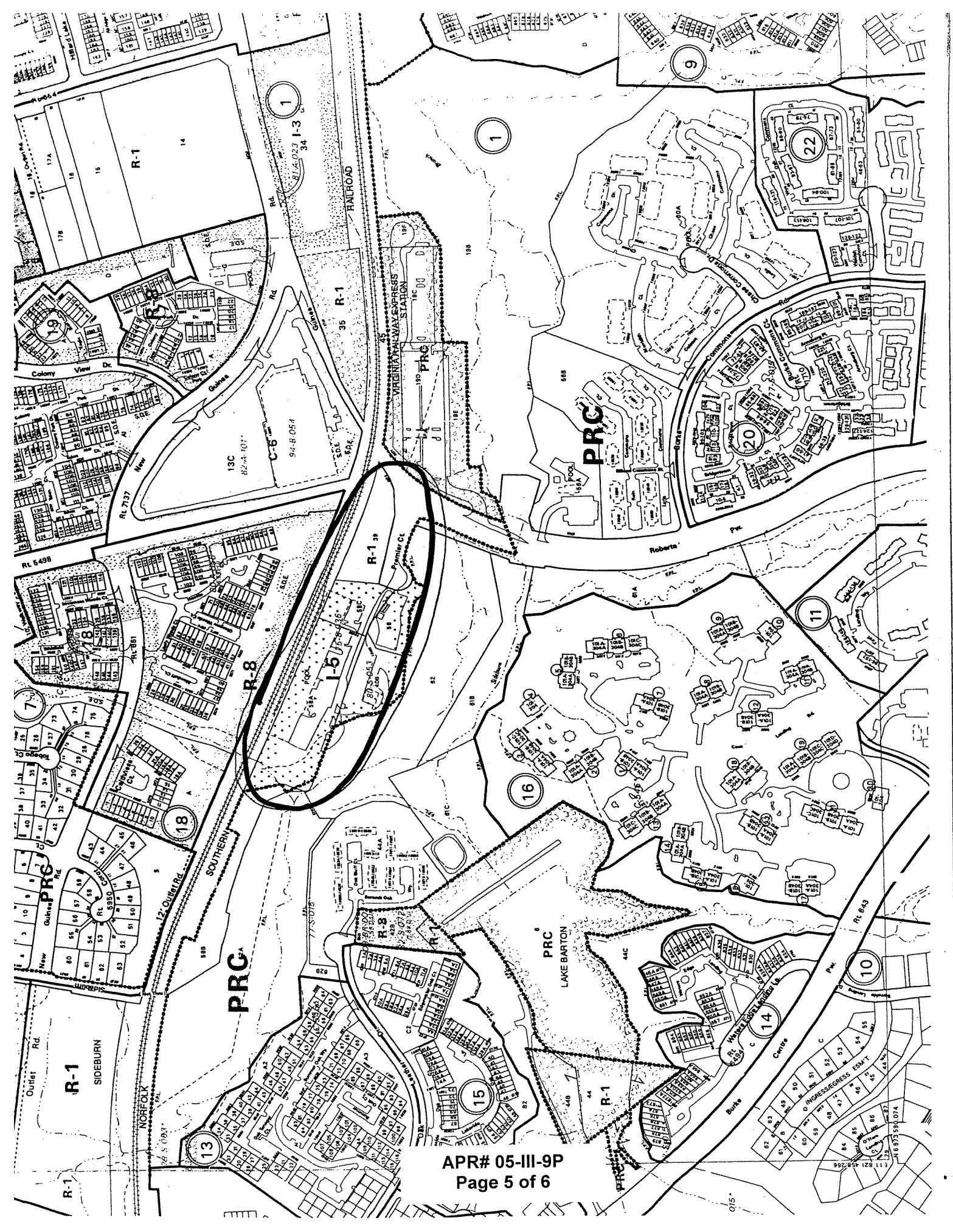
Section 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for the nominated property: 11. Parcels 77-2((1)) 39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering.

Plan Map Designation: 77-2 ((1))

Proposed Comprehensive Plan Designation: 11. Parcels 77-2((1)) 39 (part), 40B, 58, 58A and 58C located south of the Southern Railroad and west of Roberts Parkway are planned for light intensity industrial uses up to .25 FAR. Development in this area should be designed to minimize visual impacts and should provide substantial screening and buffering. A portion of the Pohick Creek watershed is located in this sector and future industrial use in this area should be designed to minimize impacts to the watershed. Due to the proximity of this area to residential neighborhoods to the north and south, no use, operation or activity shall cause or create noise in excess of the sound levels prescribed in Chapter 108 of The Code.

Non-residential Land Use Categories:



SECTION 6: JUSTIFICATION

This proposal is in conformance with the Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition; Environment as amended through November 15, 2004;

ENVIRONMENTAL POLLUTION, Water Quality, pages 5-11:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance...”